WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/04 15:40 2pgs
Fees:13.00 Taxes:339.45

20041201-0143253

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,743.00

Darris Billingsley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 2/nba
(AFFIX SEAL)

C. LEIGH WIGGINTON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Todd	Shawn Todd	Map 142-15-A
(NAME)	(NAME)	
110 Bellevue Road, No. 8	110 Bellevue Rd. #8	Parcel 8.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MICHAEL J. KIRBY**, MARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWN TODD AND WIFE, CHARLA TODD**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 8 on the Plan of First Revision Bellevue Manor Condominiums of record in Plat Book 5200, page 231, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Bellevue Manor Condominiums, a horizontal property regime established by Master Deed and By-Laws of record in Book 5520, page 203, said Register's office.

Being the same property conveyed to Michael J. Kirby by Bankruptcy Trustee's Deed from Eva M. Lemeh, Trustee for the Bankruptcy Estate of Mary Camille Mogan, Bankruptcy No. 99-01693-GP3-7, dated August 16, 1999, of record in Book 11627, Page 671, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 5200, page 231, said Register's Office; and (c) restrictive covenants of record in Book 5520, page 203, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 110 Bellevue Road, No. 8, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Melissa I. Kirby, spouse of Michael J. Kirby, joins in this transaction to convey her martial interest in and to the hereby conveyed property.

In witness whereof, Michael J. Kirby as attorney-in-fact for Melissa I. Kirby, pursuant to Power of Attorney recorded in Instrument No. _____ - _____, Register's Office for Davidson County, Tennessee, does hereby authorize and sign in behalf of Melissa I. Kirby.

Witness my hand this 27th day of October, 2004.

MELISSA I. KIRBY

BY: MICHAEL J. KIRBY, ATTORNEY IN FACT

MICHAEL J. KIRBY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Kirby, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2004.

Commission expires:

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a notary of the state and county aforementioned, personally appeared, Michael J. Kirby, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Melissa I. Kirby, and who acknowledged that he executed the same as the free act and deed of Melissa I. Kirby.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2004.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. Exp. 11/24/07